

Community Association Response

2024 January 16

Hi Jennifer,

Thank you for giving us the time to provide feedback regarding the H-GO application LOC2023-0350.

While Bankview does support densification and encourages a variety of developments we do have concerns with the application, specifically the lack of information concerning the scale of what the landowner would like to develop. Without a concurrent development permit outlining how the land will be used, the current application outlines standard verbiage that is appropriate for an H-GO designation.

With the possibility of 10 or more units being built, we do ask how they would address access from the rear lane. Two concerns come to mind as the laneway is only 16' wide but also the rear lane is approximately 12'-16' above ground level from the front street. With the possibility of the H-GO being a multi-building development, would the city approve garages having access off of 16A ST, even though there is a laneway to the rear? If that is the case we have concerns about how this will affect the remaining character of the street.

We do acknowledge that Horizon had briefly reached out to the community back in September, but we were surprised to see that the LOC is for an H-GO and not an R-CG, as they had originally outlined in their communication: "We would like to consolidate those two lots and rezone those to R-CG or higher. The other half of the block has a lot of multi-residential condo buildings. We would like to see if we can do something similar here."

We have also attached a letter we received from neighbours as they too have additional questions about parking access, privacy, shading etc... especially with such a large development.

We do ask the city to put a pause on the approval of this H-GO and also ask the developer to submit a concurrent development plan, as well as set up an engagement session for the community as we have had other developers provide these, especially with other H-GO and R-CG proposals in Bankview.

The current application leaves us with more questions than answers.

Michal Weissmann

Bankview Development Committee